

# Memo

**To:** Town Board Members

**From:** James Callahan, Director of Community Development

**cc:** Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

**Date:** April 11, 2014

**Re:** April 16, 2014 Town Board Agenda

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Following is a review/analysis of the items listed on the April 16, 2014 Town Board agenda:

**FORMAL AGENDA ITEMS:**

**1. DOMENIC PIESTRAK/SPAULDING GREENS OPEN SPACE DESIGN SUBDIVISION.**

**Location:** East side of Goodrich Road, north of Greiner Road.

**Description/History:** Existing open space design development identifying 380 +/- lots with a previously approved concept plan approval on the overall project. The applicant is proposing to table any action associated with Phase 10 and abide by previous approval to make Phase 10 the last phase for development.

**Proposal:** The applicant is proposing to amend the previously approved concept plan while maintaining the overall greenspace to meet Town Code. The newly submitted proposed amendment is to the previously approved Phases 4A and 4B.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority to approve/amend Open Space Design Developments.

**Issues:** An action under SEQRA will be required to amend the concept, identifying sewer taps, greenspace and lot configuration. Referral to the Planning Board would initiate a formal review of the proposal.

2. **STUDENT TRANSPORTATION OF AMERICA, 8033 TRANSIT ROAD**

**Location:** East side of Transit Road north of Wolcott Road.

**Description/History:** Existing heavy equipment/trucking operation located in the Restricted Business Zone.

**Proposal:** Applicant is proposing to utilize the existing facility for a school bus garage for vans and smaller busses.

**Master Plan:** Area located in commercial--Restricted Business Zone.

**Reason for Town Board Action:** While the proposed use is not specifically allowed in the Restricted Business Zone, the Town Board may consider a Temporary Conditional Permit for the proposed operation.

**Issues:** The Planning Board has forwarded a recommendation to issue a Temporary Conditional Permit with numerous conditions.

**WORK SESSION ITEMS:**

1. **VICTORIAN MANOR, 8261-8279 MAIN STREET**

**Location:** South side of Main Street, east of Transit Road.

**Description/History:** Existing hotel located within the TND Zone

**Proposal:** Applicant is updating the overall property and constructing new accessory structures

**Master Plan:** Area identified within the Harris Hill TND

**Reason for Town Board Action:** Previously approved project being reevaluated

**Issues:** A stop work order has been placed on the project construction.

2. **ESSEX GREENS**

**Location:** North side of Roll Road and west of Dana Marie Parkway within the Waterford PURD.

**Description/History:** Previously approved Patio Home project under construction.

**Proposal:** Applicant will be seeking Final Plat Approval.

**Reason for Town Board Action:** Final plat and map cover filing is the final stage of public review by the Town Board.

**Issues:** The project is currently under construction and may or may not be ready for Final Plat approval on May 14. The Town Engineer will need to ensure that the final as-built construction meets Town Specifications.

**3. RON & ANDY GRIMM, 8196 COUNTY ROAD.**

**Location:** North side of County Road, east of Stahley Road.

**Description/History:** Existing vacant land consisting of 7.2+/- acres in the Traditional Neighborhood District and within the Erie County Sewer District #5.

**Proposal:** Applicant is proposing to develop a 12 lot Open Space Design Subdivision.

**Master Plan:** Area identified within the Swormville TND

**Reason for Town Board Action:** Per the Subdivision Law, the Town Board has an opportunity to provide preliminary review and comment on the style/design of a proposed subdivision prior to a formal review.

**Issues:** Referral to the Planning Board would initiate a formal review of the project.

**4. NORTHWOODS OPEN SPACE DESIGN SUBDIVISION**

**Location:** North side of Greiner Road, south side of Roll road between Shimerville and Thompson Roads.

**Description/History:** Existing vacant land consisting of 118 +/- acres located in the Residential Single Family Zone.

**Proposal:** Applicant is proposing to develop a 150 +/- lot Open Space Design Subdivision.

**Master Plan:** Area identified in a residential classification.

**Reason for Town Board Action:** Per the Zoning Law, the Town Board has final approval authority to create an Open Space Design Overlay.

**Issues:** Details as to Recreational Trails and sidewalks still need to be addressed and recommended from the Planning Board. This item may or may not be ready for action on May 14, 2014.